

44-140

BK 7390PG 178

TRANSFER
TAX
PAID

QUITCLAIM DEED WITHOUT COVENANT
014239

EMC MORTGAGE CORPORATION, a banking corporation duly organized and existing under the laws of the State of Texas, having a place of business at 909 Hidden Ridge Drive, Suite 200, Irving, Texas 75038, Plaintiff and Foreclosing Mortgagee, FOR CONSIDERATION PAID, grants to TIMOTHY A. ATTAYA, JR., high bidder at the foreclosure auction sale conducted on April 23, 2002, whose mailing address is 247 Main Street, Fairfield, Maine 04937, by Quitclaim without covenants, the real property, together with any improvements thereon, described on Exhibit A attached hereto and made a part hereof by reference, and subject to and with the benefit of any easements, restrictions or other encumbrances which may affect said real property.

This conveyance is made pursuant to a Judgment in favor of the Plaintiff/Grantor issued by the Northern Kennebec District Court in an action for foreclosure of mortgage, EMC Mortgage Corporation v. Timothy A. Attaya, Jr., Civil Action Docket Number 01-RE-67, which Judgment of Foreclosure and Orders of Sale is dated November 12, 2001 and recorded in the Kennebec County Registry of Deeds at Book 6736, Page 299.

IN WITNESS WHEREOF, EMC Mortgage Corporation has caused this instrument to be executed by Mary Jacque Thompson, an Assistant Vice President of EMC Mortgage Corporation, thereunto duly authorized, this 27 day of February, 2003.

EMC MORTGAGE CORPORATION

By: Mary Jacque Thompson

MARY JACQUE THOMPSON
Its: Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

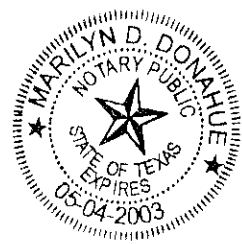
Feb. 27th, 2003

Then personally appeared the above-named Mary Jacque Thompson an Asst. Vice President of EMC Mortgage Corporation, as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation and EMC Mortgage Corporation.

Before me,

Marilyn D. Donahue

Notary Public, Justice of the Peace



Stewart + file

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EXHIBIT A

The land, with buildings thereon, in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the corner of Elm Street and Western Avenue and running thence easterly on Western Avenue ninety (90) feet; thence southerly one hundred seven (107) feet to the Universalist Church lot; thence westerly sixty-three (63) feet to Elm Street; thence northerly one hundred ten (110) feet on Elm Street to the point of beginning; with a right of way over a strip of land three (3) feet in width and lying next easterly of the easterly boundary above described and subject to a right of way over a strip of land three (3) feet wide and lying next westerly of the easterly boundary above described.

RECEIVED KENNEBEC SS.

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ATTEST: *Barbara C. H. H. H.*
REGISTER OF DEEDS